

169.0

0007

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

711,900 / 711,900

USE VALUE:

711,900 / 711,900

ASSESSED:

711,900 / 711,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HENRY NORRIS A II &	
Owner 2: HENRY KIMBERLY A	
Owner 3:	

Street 1: 11 VALENTINE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WOODS ALFRED M JR -

Owner 2: WOODS JULIE E -

Street 1: 11 VALENTINE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	70.	1.25	7									386,401						386,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4400.000	325,500		386,400	711,900			112103	
									GIS Ref	
									GIS Ref	
									Insp Date	
									07/24/18	

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1 of 1

Residential

CARD

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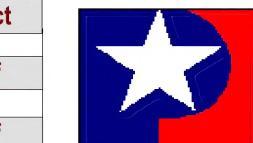
711,900 / 711,900

USE VALUE:

711,900 / 711,900

ASSESSED:

711,900 / 711,900



USER DEFINED

Prior Id # 1:	112103
Prior Id # 2:	
Prior Id # 3:	
12/11/20	03:05:27
08/28/18	15:06:40
apro	
13081	
PRINT	
Date	Time
Year	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 169.0-0007-0015.0

13081!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,600	0	4,400.	386,400	712,000	712,000	Year End Roll	12/18/2019
2019	101	FV	254,900	0	4,400.	386,400	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	254,900	0	4,400.	325,700	580,600	580,600	Year End Roll	12/20/2017
2017	101	FV	254,900	0	4,400.	298,100	553,000	553,000	Year End Roll	1/3/2017
2016	101	FV	254,900	0	4,400.	253,900	508,800	508,800	Year End	1/4/2016
2015	101	FV	248,800	0	4,400.	220,800	469,600	469,600	Year End Roll	12/11/2014
2014	101	FV	248,800	0	4,400.	204,200	453,000	453,000	Year End Roll	12/16/2013
2013	101	FV	248,800	0	4,400.	194,300	443,100	443,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODS ALFRED M	58092-18		12/15/2011		478,000	No	No		
MAQUIRE THOMAS	28503-83		4/28/1998		238,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018		MEAS&NOTICE						CC Chris C
7/2/2012		External Ins						BR B Rossignol
3/15/2012		MLS						EMK Ellen K
12/3/2008		Measured						355 PATRIOT
12/28/1999		Mailer Sent						
12/13/1999		Measured						243 PATRIOT
7/22/1993								AS

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
7/2/2012	External Ins	BR	B Rossignol
3/15/2012	MLS	EMK	Ellen K
12/3/2008	Measured	355	PATRIOT
12/28/1999	Mailer Sent		
12/13/1999	Measured	243	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Good														
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good														
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fppl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1929	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %														
Prim Int Wall: 2	- Plaster			Functional:															
Sec Int Wall:				Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 3	- Hardwood			Override:															
Sec Floors:				Total: 10.8 %															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Subfloor:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL						
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3	- Typical			Const Adj.: 0.98990101															
Insulation: 2	- Typical			Adj \$ / SQ: 167.046															
Int vs Ext: S				Other Features: 90750															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val									
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 364931															
% Com Wall	% Sprinkled:			Depreciation: 39413															
				Depreciated Total: 325518															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0007-0015.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:							